



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Retail Space In Brand New Luxury Development For Lease

3,000 - 6,300 SF

224 3rd Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

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Location Overview

Nestled in the heart of Gowanus, 224 3rd Avenue sits at the crossroads of Brooklyn's industrial charm and creative energy. This vibrant neighborhood blends historic warehouses with cutting-edge galleries, trendy bars, and innovative eateries, making it a magnet for artists, entrepreneurs, and city dwellers alike. With easy access to the R, F, and G trains, plus a short walk to Park Slope and Carroll Gardens, the location offers both convenience and character. Whether you're drawn to the area's thriving cultural scene or its ever-evolving streetscape, Gowanus is where history meets modern Brooklyn cool.

Nearby tenants include Starbucks, CrossFit South Brooklyn, CubeSmart Self Storage of Brooklyn, Kaufman Shoe Repair Supplies, Wild East Brewing Co., Littlefield, No Relation Vintage, Sonder The Industrialist, Beanmonger Coffee, Tru by Hilton Brooklyn, Boulderling Project - Gowanus, Reel Works Teen Filmmaking, and more!

Main Highlights

- ▶ Brand new luxury development building
- ▶ Wrap-around frontage
- ▶ Built to suit available
- ▶ Divisions available
- ▶ Total Space: 6,300 SF
- ▶ Space A: 3,300 SF
- ▶ Space B: 3,000 SF



8,500 SF

Total Building Size



8,779 SF

Lot Size



M1-4/R7X, G

Zoning

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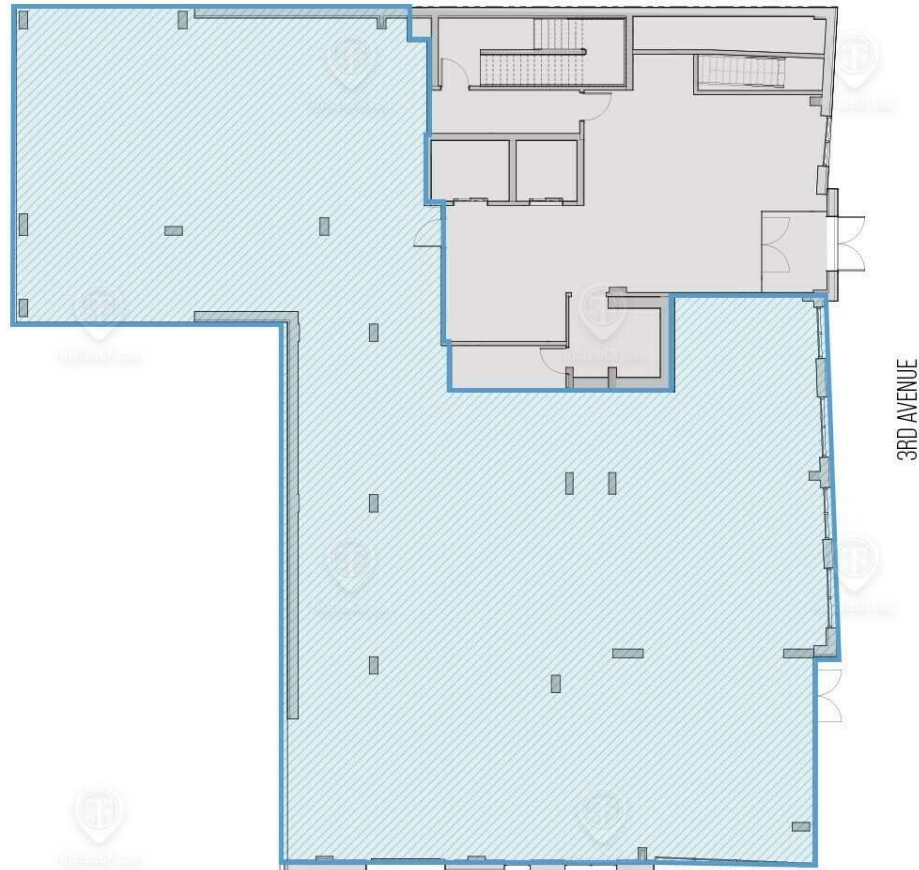
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Floor Plan

224 3rd Ave, Brooklyn, NY 11217



SACKET STREET

224 3RD AVENUE
GROUND FLOOR

TOTAL AVAILABLE SPACE: 6,300 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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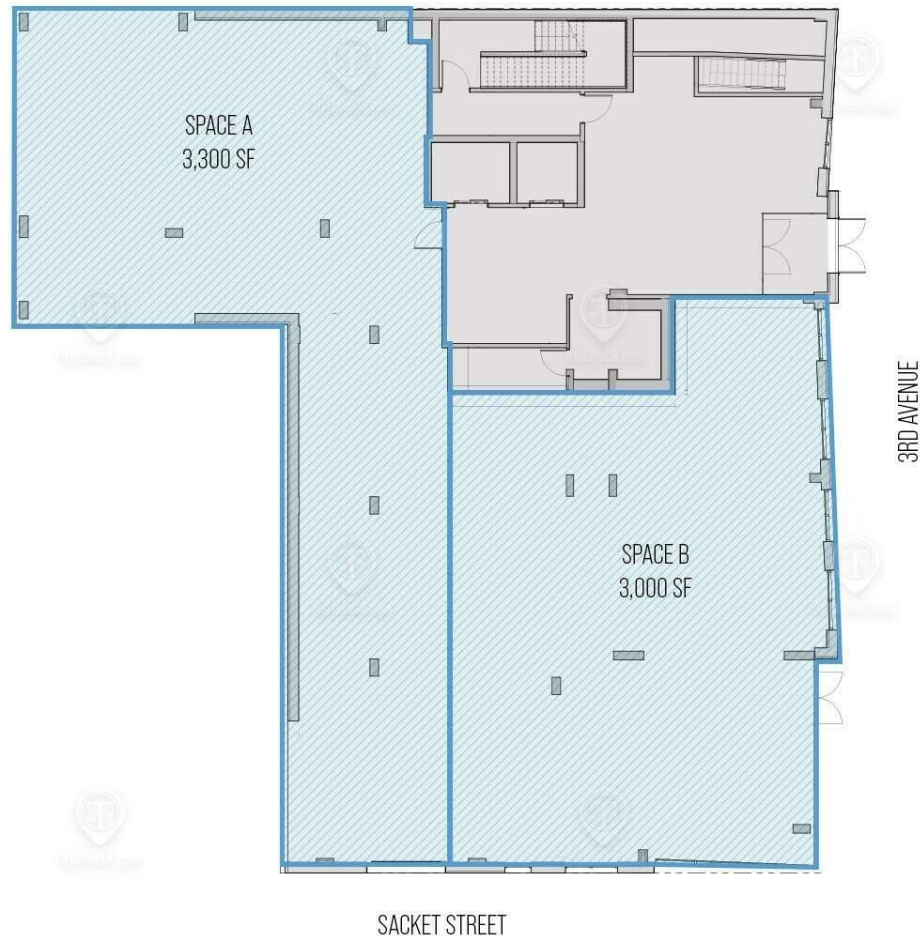
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Floor Plan Division Option

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Retailer Map

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Map data
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Google

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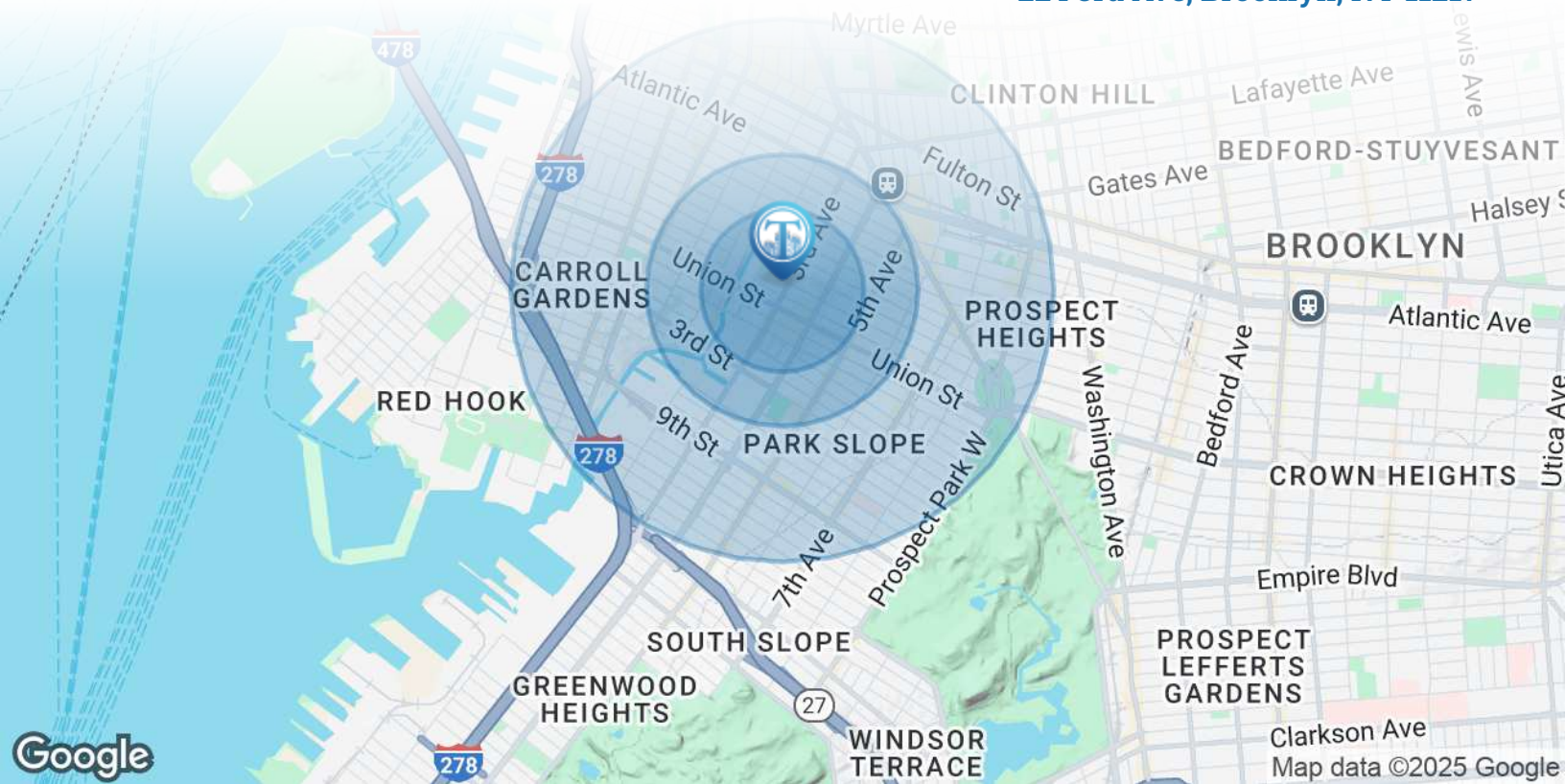
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Area Demographics

224 3rd Ave, Brooklyn, NY 11217



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	8,884	33,448	150,802
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	38



150,802

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	3,822	14,726	68,741
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$191,978	\$209,681	\$210,780
Average House Value	\$1,540,454	\$1,599,997	\$1,572,959



\$210,780

Avg Household Income

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